

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Leah A. Goodman aka Leah A. Goodman-Turner

Debtor(s)

MIDFIRST BANK

Movant

vs.

Leah A. Goodman aka Leah A. Goodman-Turner

Debtor(s)

Christine C. Shubert

Trustee

CHAPTER 7

NO. 18-17971 ELF

11 U.S.C. Section 362

ORDER

AND NOW, this 28th day of March, 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay under 11 U.S.C. Section 362 is **modified** with respect to the subject premises located at 1009 Arrott Street, Philadelphia, PA 19124 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



ERIC L. FRANK
U.S. BANKRUPTCY JUDGE